

18. **2006SP-129U-09**
 Stoilovich Residence
 Map 082-09, Parcel 029
 Subarea 9 (1997)
 Council District 19 - Ludye N. Wallace

A request to change from R6 to SP zoning and approval of a final development plan for property located at 1314 7th Avenue North, approximately 300 feet south of Taylor Street (.14 acres), to permit an existing single-family home and an accessory dwelling unit above an existing attached garage, requested by Mario and Genevieve Stoilovich, owner/applicant.

Staff Recommendation: Approve with conditions

APPLICANT REQUEST -Preliminary and Final SP

A request to change from Residential Single-Family and Duplex (R6) to Specific Plan (SP) zoning and approve a final development plan for 0.14 acres, to permit an existing single-family home and an accessory dwelling unit above an existing detached garage, property located at 1314 7th Avenue North, approximately 300 feet south of Taylor Street.

Existing Zoning

R6 district -R6 requires a minimum 6,000 square foot lot and is intended for single-family dwellings and duplexes at an overall density of 7.72 dwelling units per acre including 25% duplex lots.

Proposed Zoning

SP district -Specific Plan is a zoning district category that provides for additional flexibility of design, including the relationship of buildings to streets, to provide the ability to implement the specific details of the General Plan.

- The SP District is a base zoning district, not an overlay. It will be labeled on zoning maps as “SP.”
- The SP District is not subject to the traditional zoning districts’ development standards. Instead, urban design elements are determined for the specific development and are written into the zone change ordinance, which becomes law.
- Use of SP **does not** relieve the applicant of responsibility for the regulations/guidelines in historic or redevelopment districts. The more stringent regulations or guidelines control.
- Use of SP **does not** relieve the applicant of responsibility for subdivision regulation and/or stormwater regulations.

Plan Details - This plan proposes adding an accessory dwelling unit above the existing detached garage behind an existing single family home.

NORTH NASHVILLECOMMUNITY PLAN POLICY

Structure Plan Land Use Policy

Neighborhood Urban (NU) -NU policy is intended for fairly intense, expansive areas that are intended to contain a significant amount of residential development, but are planned to be mixed use in character. Predominant uses in these areas include a variety of housing, public benefit uses, commercial activities and mixed-use development.

Germantown Detailed Neighborhood Design PlanLand Use Policy

Mixed Live/Work -MLW is intended for primarily residential uses, while providing opportunities for small commercial establishments, mostly home-run professional or retail services.

Consistent with Policy? -Yes. This development plan implements the Mixed Live/Work land use policy.

METRO SCHOOL BOARD REPORT

MPC (8/10/06)

Projected student generation 0_Elementary 0_Middle 0_High

Schools Over/Under Capacity -Students would attend Brookmeade Elementary School, Hill Middle School, or Hillwood High School. None of these schools has been identified as being over capacity by the Metro School Board. This information is based upon data from the school board last updated July 2006.

RECENT REZONINGS - None.

PUBLIC WORKS RECOMMENDATION -No exceptions taken.

Typical Uses in Existing Zoning District: R6

Land Use (ITE Code)	Acres	Density	Total Number of lots	Daily Trips (weekday)	AM Peak Hour	PM Peak Hour
Single-family detached (210)	0.14	6.18	1	10	1	2

Typical Uses in Proposed Zoning District: SP

Land Use (ITE Code)	Acres	Density	Total Number of Units	Daily Trips (weekday)	AM Peak Hour	PM Peak Hour
Single-Family attached (210)	0.14	n/a	2	16	2	3

Change in Traffic Between Typical Uses in Existing and Proposed Zoning District

Land Use (ITE Code)	Acres	--		Daily Trips (weekday)	AM Peak Hour	PM Peak Hour
--			+1	6	1	1

Ms. Withers presented and stated that staff is recommending approval with conditions.

Mr. Tim Kaufman, 1313 7th Avenue North, spoke on the proposal.

Ms. Nielson stated she agreed with staff recommendation.

Mr. McLean moved and Mr. Loring seconded the motion, which passed unanimously to approve with conditions Zone Change 2006SP-129U-09. **(9-0)**

Resolution No. RS2006-267

“BE IT RESOLVED by The Metropolitan Planning Commission that 2006SP-129U-09 is **APPROVED**. **(9-0)**

The proposed SP district is consistent with the North Nashville Community Plan’s Neighborhood Urban structure plan, and the areas Mixed Live/Work detail plan. Both policies are intended for a mixture of residential and small commercial type uses.”